150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

REAL VALUE
In this comfortable home located close to Beacon Hill Park and sea. 1,200 sq. ft of living. A spacious central hall separates a comfortable living room and dining room, divided by double French doors. Attractive outside-wall fireplace, tiled hearth, large bright kitchen, ample cupboards and wired for electricity. Two large bedrooms divided by 4-pc bath. All beautifully decorated. Closed stairwell leads to a gleaming, fully painted basement with laundry tubs and Oil-O-Matic furnace. Clear title.
Value at only $14,750
$7,200 Down.
Call Ken Jensen, EV 5-8704, or eves. GR 4-1973.

NHA FUNDS AVAILABLE NOW! YOU MAY BUILD ANY SIZE HOUSE YOU DESIRE! AND YOUR LOT MAY BE ALL THE DOWN PAYMENT YOU NEED
—SO—
DON'T DELAY! QUALITY HOMES BUILT BY W. D. FRASER CONTRACTOR Through FRANK A. MARTIN AGENCIES LTD.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE EV 5-8704

BEAUTY PARLOR SPECIAL
Doing $500-$700 per mo. gross and room for expansion. Good reasonable lease. Stock, equipment. A1 shape, going concern for only $3300
Possible terms.
Contact J. Mann, EV 5-3857 for particulars. Office EV 5-8704.

COSY COTTAGE NO STEPS
White siding bungalow with green shutters. Quiet location on treed lot. A home that would appeal to retired folk or newlyweds. Comfortable living room with oak floors and fireplace. Cabinet kitchen with dining area. Central hall, 2 bedrooms and utility. Separate garage with workshop. Packaged oil heat.
Full price $8950
with terms .....
Call J. Moore, EV 2-3646 or office EV 5-8704.

CITY CLOSE IN
Lovely white 2-bedrm bungalow located near bus line. No steps. Large LR with FP. 2 large bedrms. Pembroke bath. Separate garage. All fenced. Quiet street. $7500
Priced at
Low down payment.
Call Ken Jensen, EV 5-8704 or GR 4-1973.

GORDON HEAD PREFERRED AREA BRAND NEW VACANT
1,600 sq. ft. plus 500 sq. ft. in lower level. Large LR, DR, French doors and patio. 4-star mahog. kitchen and dining area. 3 master bedrms, sliding doors, twin sink vanity, colored 4-pce bath on main floor. Large reception or family room, extra bath, utility room; closets and drive-in garage. Auto oil heat. You must see this lovely home to appreciate quality and workmanship.
Asking price $21,000
With reasonable down payment—balance to be arranged. I will be pleased to show you through. J. Mann, EV 5-3857 or office EV 5-8704.

GORGE INLET WATER VIEW HOT WATER HEATING
Amazing value is offered in this lovely home situated on a good lot with a nice view of the water. The entrance hall is lge giving easy access to a nice living room with fireplace. Dining room adjoins lge bright kitchen. Separate utility plumbed for washer. Bedrooms are lge with good closets. 4-pce bath is lge and nicely decorated. Full bsmnt with drive-in garage.
To view call B. Walz, GR 9-6338, or office EV 5-8704.

Royal Oak De Luxe Ranch Home
Situated close to all conveniences in a high location on a beautiful 1-acre lot. This attractive home of 1,400 sq. ft. plus double garage comprises 3 good size bedrooms, vanity bathroom, family size electric kitchen, very large utility room and spacious living room with fireplace and dining room, double french doors to patio. Oil-O-Matic heat. Terms, cash to large 5% NHA mortgage on the full
price of $16,200
To view call D. Munro, GR 7-1705 or office, EV 5-8704.

NEW NHA HOUSES
ANY ONE OF THESE WILL BE READY FOR OCCUPANCY IN 3 WEEKS!
1—1504 Oaklands Avenue, $2,000 down. Total $13,600
2—3235 Admirals Road, $2,000 down. Total $13,000
3—390 Sedger Road, $2,200 down. Total $13,800
4—Millgrove Street, $1,885 down. Total $13,150
5—907 Selkirk Avenue, $2,250 down. Total $13,750
6—Homer Street, $2,800 down. Total $14,300
7—Corner Belmont and Denman, $2,250 down. Total $13,750
For further information please call L. Moilliet, GR 9-2620 or Len Wardle, GR 7-3348; office Frank A. Martin Agencies, EV 5-8704.

QUICK POSSESSION
Neat stucco bungalow of 2 bedrooms, with large electric kitchen and dining area, full basement with oil furnace and separate garage. Ideal as rental. Lots of fruit trees. 900 square feet.
Only $8800
Just two miles from town. Must be sold this week, so ring TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

1336 ROCKLAND
Brand new, cathedral entrance, 1,800 sq. ft. plus finished basement rumpus room and attached double garage. Has family room and laundry room, 2 bathrooms, 3 fireplaces, also barbecue and patio. Built-in oven and range. All the latest equipment, completely landscaped. $20,500. Phone builder, EV 5-7243.

OLDER TYPE 5-ROOM BUNGALOW. Automatic coal stoker, nice garden, close to bus, stores and school. Walking distance to town. Open to offers. EV 3-9953.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"70 ACRES"
Farm. Finest of land, location and home. Please phone for all and full particulars. End
price $25,000
Really a good buy for some one, with reasonable terms. Must be sold soon. Phone H. BITTERMAN, EV 5-6741.

"PLEASE READ THIS"
As this is a must and hurried sale. Executive owner transferred to U.S. One acre of beautiful wholesome property. Two fish ponds, lovely lawns and flowers. House has 1,550 sq ft, 3 bedrooms, large living room of course, with bar type dining room. Large cabinet kitchen with bar type dining area. Large views and sunlight from windows. Full large basement, O-O-M heat of course. Price has been reduced
to $18,200
Mortgage of only 5¼% may be assumed or paid off. Owner anxious for quick sale and awaiting our offer in Montreal. Please phone H. BITTERMAN immediately EV 5-6741.

"ONE AND HALF YRS"
Bungalow, 3 bedrooms, dining room and larger kitchen. Legal 2-room suite in basement on a ground level. Kitchen also wired for elec stove. Drive-in garage. On 15-minute bus service.
Full
price $15,000
Call STAN ROZYLO EV 5-6741 or EV 4-6104 anytime.

"FOR THE FAMILY"
In all my real estate experience I have never seen a home more ideally suited for the large family. All rooms on one floor. Tremendous floor space. On large, semi-secluded view lot in Rockland area. Lots of room to play. No traffic—your children will be SAFE here. Unusual terms to right party. A most attractive proposition at full
price of $14,500
Exclusive with DON BACON EV 5-6741.

"CHEERFUL MODERN HOME"
With 3 bedrooms, large living room, spacious dining area, fine cabinet kitchen. Full cement basement, auto-oil, only 1 year old. Close to schools and transportation. Full price with $14,500
$4,000 down
Phone HARRY HOBSON at EV 5-6741 anytime.

"GARDEN LOVERS"
Here is your opportunity to make at least $1,000 out of your garden and have a whole year of free vegetables and potatoes. See this 3-bedroom home with a beautiful view—more than one acre.
Price $13,950
Phone EV 5-6741 or GR 9-5460

"57 LINDEN AVE. NEAR WATERFRONT"
Spaciousness and graciousness blend to make this 8-roomed home ideal for family living. The living room has an exceptionally fine stone fireplace, flanked by built-in bookcases. Beamed ceilings and hardwood floors in both living room and guest-size dining room. Kitchen is comfortably large and wired for range. 2 bedrooms and 3-pce bath on main floor. Concealed stairway leads to 3 more rooms on upper level—one room currently used as sun room. All bedrooms boast walk-in clothes closets. Full cement basement houses thermostatically controlled gas furnace and air conditioner. This house is extremely well built and is "sound as a bell," but it would appreciate a coat of paint here and there.
Full
price $11,900
Please call MRS. LEEDHAM, EV 5-6741 or EV 3-8706.

"HAULTAIN $3500 DOWN"
Beautiful 3-bedroom bungalow, 1,200 sq ft, age 11 years, large living room with dining area, fireplace. Oak floors, all-electric kitchen. Drive-in garage, stucco, durold roof. Landscaped, corner lot.
Phone FRED BERGMAN, EV 5-6741 or EV 5-8916.

"GORDON HEAD"
Three acres of cleared and fenced land, barn and sheds. Future subdivision possibilities. Attractive home, 1,000 sq. ft. House 8 years old. Will sell
at $11,850
with easy terms to reliable purchaser. Would consider exchange for Hillside or general area. VERA PIPES or C. L. FRASER, EV 5-6741.

"SPECIAL"
CLOSE IN
Two-bedroom home, like new. Full basement. O-O-M heat. Try your down payment and end price. For particulars phone H. BITTERMAN, EV 5-6741.

"3 BEDROOMS FAIRFIELD"
A family home, just a half-block from the sea, on a quiet, treed, no-through street. This is a modernized older home with plenty of room for easy living. New thermo-controlled oil heat, new wiring, new cabinet kitchen, and new Duroid roof last year. An excellent buy
at $9,150
Call MAURICE N. SMITH, EV 5-6741 or EV 2-3658.

"GORGE DISTRICT"
Two-bedroom home, smart white stucco. Comfortable kitchen, has desired breakfast nook. Has a workroom. Possibility of third bedroom. Only two steps. Type of home very comfortable and desired by older folks, or young married couples. Close to bus, shops, school and the water. Nice clean yard. Please phone H. BITTERMAN, EV 5-6741.

"LAKEFRONT SECLUSION"
Right on the lake, bright and clean, 4-room bungalow with lovely view of the Olympics. Warm water for swimming. Some fishing. $3,000 will buy this most desirable lakefront property. The small mortgage to be taken over at low monthly payments. For details please call SUZANNE HOBSON, EV 5-6741.

150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"FOR THE COUPLE"
Smart stucco home in Gorge area. No steps. Hot water heating. Attached garage. 12 years. See this today with DON BACON. You cannot afford to pass it up—
not $8950
at .....
EV 5-6741

"VACANT"
This cute 3-bedroom bungalow can be yours $8750
for only .....
full price. The owner has moved to Alberta and will accept YOUR terms if sold this weekend. This is a lot of house for the money so act quickly. Call MRS. S. NIXON at EV 5-6741 or eves. GR 9-1121.

"SEAVIEW GEM"
OVERLOOKING THE BLUE PACIFIC—Near Shoal Bay, this cosy bungalow offers 2 bedrooms, electric kitchen, utility, through hall, living room, dinette with wall-to-wall carpets and den. $8,000 handles. Please call TED CHARTRES, EV 5-6741 or EV 5-8508.

"ESQUIMALT"
You CAN have a 4-bedroom home for $65 per month,
for $1,000 down
for
full price. $7250
Only 16 years old, close to schools. Can you afford to rent? Phone at anytime, EV 5-6741, TOM GIBBS.

"SURPRISE" READ THIS
Where could you possibly find a lovely 3-bedroom family home, spotlessly clean, close to all conveniences, just for $750 down?
Full
price $6500
Phone now, DORIS ADAMS, EV 5-6741 or GR 8-3294.

"5 DOWN—3 UP $1000 DOWN"
House is in excellent condition in and out. New oil furnace. Basement. Garage. A real family home with good rental possibilities. For details phone SUZANNE HOBSON, EV 5-6741.

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 2-7181

HOUSE SENSE! QUADRA $2500 DOWN
Situated close to schools, transportation and shops this very well kept older type bungalow has nice LR and DR, good size elec kit and 2 bedrms. Full bsmt with HA furnace. Sep garage. Nice level garden loaded with bulbs. Owner will carry bal to right party.
Full
price $9750
Mr. Crickmay EV 3-7181, EV 5-3170

HIGH COOK
Attractive home of 6 spacious rms. Thru hall to 17' living rm, full dining rm, large elec cab kit with eating space, overlooking well kept garden, 3 bedrms, hardwood flrs. Full bsmt with OIL HOT WATER HEAT plus extra rm. Grounds all landscaped with trees on property. $5,000 down, balance $75 per mth.
Price $14,700
Mr. Holland EV 3-7181, EV 4-7659

REDUCED TO $7950
Stucco bungalow, high ground, mountain views. Well built and good layout. Ent and thru hall. Liv and din rm in line. (FP), 2 bedrms. Cab kit, double sink, oil range. 3-pc bath. Full bsmt. Hot air heat. Lawn, fruit trees, no
garage $7950
(space)
Good terms. This is value.
Mr. Cox EV 3-7181, EV 3-3814.

ESQUIMALT
Smart, 5-rm bung. Village centre. Consists of LR, dining rm, elec kit with breakfast nook, 2 bedrms, large closets; extra rm in full bsmt. Dr-in garage. Good lot and fruit trees. Asking $9950
(good terms)
Mr. Crew, EV 3-7181, EV 3-0775

GONZALES
5 BEDROOMS SECLUSION
Beautifully remodelled older home surrounded by spacious grounds, close to all services, bus, schools, churches. All reception and bedrooms are really large. Completely modern kitchen with nook, cozy den, full basement with modern heating plant. Priced to
sell at $29,500

GORDON HEAD PRO'S SPECIAL SECLUSION
Well designed modern bungalow in perfect condition inside and out. Delightful garden, patio, fish pools, etc. Well kept orchard. Home contains large living room with fireplace, full dining room, 2 large bedrooms, modern electric kitchen with nook, utility room wired and plumbed for automatics, on main floor. Full basement with 26' den or rumpus room with fireplace, heated bedroom, and playroom, for table tennis, etc. 3-pce washroom, oil hot air furnace. This is really a home for a professional man and it is priced to sell fast
at only $18,000
Please call Mr. Agar for an appointment to view these two really fine buys today.

JOHN BLAIR LTD., 620 View St. EV 5-3742 anytime.

NEW 3 BR'S FULL BASEMENT
$2350 Down $12,950
Open to Offers
Close In — A1 Location

OPEN SEA VIEW SEMI-SECLUSION
5-year-old, modern, 3-bedroom bungalow, ¼ block from ocean. Large lot with fruit trees. Complete 4-room suite in basement with separate entrance.
Phone R. Hanson, EV 5-8701; res. EV 5-5609.
Morey & Johnstone, 3244 Douglas Street.

3235 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat. $2,000 down. Total price $13,600. Don't miss this. Call L. Moilliet, GR 9-2620, or Len Wardle at GR 7-3348; office, EV 5-8704. Frank A Martin Agencies.

FOUR-BEDROOM HOME, LARGE patio, acre and ¼ land. Can arrange own mortgage. What offers? No agents. GR 9-3052.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

LANSDOWNE NEAR UPLANDS GOLF COURSE
An exceptionally nice bungalow in a very choice location. Six rooms one floor with wide entrance hall. Attractive living room, separate dining room, exceptional cabinet electric kitchen with bar, large utility off. All have nice view. Three bedrooms. Vanity bathroom. Golden oak floors. Full basement, rumpus room, Oil-O-Matic heating, fully insulated, attached garage. Very reasonable taxes for this very choice location. Clear title can be given or terms arranged. We thoroughly recommend this
property. Asking price $24,000
Mr. Wright, EV 2-2101; Res., GR 7-1958
Mr. Jessup, EV 2-2101; Res., EV 2-1667

1450 SQ FT ROCKLAND AREA
SEE THIS . . . new superb, luxury home! 3 large bedrooms, maginificent living room with a better fireplace. A 12x12 dining room. De luxe electric kitchen with nook. Main floor utility. 4-piece vanity bathroom plus a powder room off master bedroom. Double garage. Big, high basement with roushed-in rumpus room with fireplace and plumbing fixtures. This home, is EXTRA WELL BUILT and fully insulated. Thru hall has slate floor. Will be landscaped and ready in 2 WEEKS. A beautiful home for you in a lovely
location. Price $21,900
Call C. Vining, EV 2-2101; Res., GR 9-3786

SHELBOURNE SPECIAL
You MUST SEE this attractive two-bedroom stucco. Spacious LR with fireplace. Sep GUEST dining room. Main floor utility. No steps. Lawns back and front. Cement patio. OIL-O-MATIC heat. 1,180 sq. ft. of sumptious living for only $9995
Ring FRED CAMPBELL to see over, EV 2-2101; Res., EV 4-5572

FAIRFIELD 1600 SQ FT
Well kept older-style bungalow in very nice area. Large attractive LR and DR with beamed ceilings, spacious den, 3 bedrooms, Pembroke bath, full cement basement, oil heat, copper plumbing, 100 amp electrical service, Duroid roof. An excellent family home in A1 condition. Some
terms. ONLY $11,950
Pat DeLaney, EV 2-2101; Res., EV 2-4956

!! TRADE !!
WE HAVE 3 NEW HOMES
Yes! If you would like a new 2-bedroom home with full basement and O-O-M heating situated amongst new homes in the Glanford area—WE HAVE THEM!
IF YOU OWN AN OLDER HOME (OR AN EQUITY IN IT) TRADE IT IN ON ONE OF THESE NEW HOMES PRICED AT $10,950
ONLY .....

PHONE NOW!
Full details on our trading plan from Herb Hodgson, EV 2-2101, res. GR 9-2114.

A DOLL'S HOUSE 4 ROOMS OIL HEAT
$7950 Only 4 years old, in spotless condition throughout and superior construction, set in a picturesque landscaped garden. Not often can we say and mean what we say. Living room has oak floor, Roman tile fireplace, 2 good-size bedrooms, cabinet kitchen wired for range, 4-pce Pembroke bathroom. On regular bus line. Good terms can be arranged. Please call Stan Hinde, EV 2-2101 or EV 2-5790

GORDON HEAD (Sea View)
Here's a charming 2-year-old 3-BR bungalow in a highly desirable area amongst fine $20,000 homes that should appeal to executive and family man alike. An excellent spacious floor plan taking full advantage of all views and many extra features make this a most livable home indeed. Not a penny to spend anywhere, $6,000
handles $17,500
Pat Delaney, EV 2-2101, Res. EV 2-4956

CHOICE ST. CHARLES
REAL ESTATE APPRAISERS KNOW . . . Location holds investment value . . . what better area, then, could you choose than "the ST. CHARLES area where some of Victoria's STATELIEST HOMES are located. We are AUTHORIZED AGENTS for the sale of a smart and lovely MODERN BUNGALOW set in this desirable location. It contains LARGE living room and dining room, THREE bedrooms (on one floor), large modern kitchen, Pembroke bathroom, through hall, EIGHT-FOOT-HIGH cement basement. Drive-in garage. Oil heating of course. IT IS HARD TO FIND a sparkling modern bungalow so close in to town and in such a CHOICE AREA. Over $10,000 mortgage, finance available if desired.
Price only $16,500
Please call Mr. Foster for appointment to inspect. Phone residence EV 3-9325, office EV 2-2101.

BURDETT AT LINDEN
Enchanting, modern bungalow within easy walking distance of Christ Church Cathedral and all other city churches. Two years old. Two bedrooms, ultra modern cabinet electric kitchen, 16x17 living room separate from breakfast nook. Full cement basement with Oil-O-Matic heating. Drive-in garage with up-and-over aluminum doors. Small, neat garden, mainly lawn and bulbs. This is a charming little home and will appeal to you at once. May I show it to you today?
FULL PRICE $14,950
WITH $3,000 DOWN AND BALANCE ON TERMS TO MEET YOUR BUDGET.
CALL ERIC A. MACFADYEN, Northwestern Securities of Victoria Ltd., EV 5-6741—24-hr. service

$2100 DOWN OAKLANDS 3 BEDROOMS
A delightful, new, 3-bedroom bungalow, built on the thru-hall plan. Full high basement. O-O-M heat. Large NHA mortgage. On sewer, of course. Total payment per
month $75. Full price $13,500
Act immediately—time is important with these new NHA bungalows. MRS. JOHNSTON of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV-2-3635.

$750 DOWN
SNAP. Choice 3-bedroom bungalow walking distance to downtown. For a quick bargain see this today. Only $6,500. I. G. Patrick, EV 5-6741; res. EV 3-9043, Northwestern Securities Ltd.

$2,450 DOWN, CITY. LOVELY new NHA 3-bedroom bungalow. Payments $86. Call McCandless Realty, 830 Fort, EV 3-6111 or EV 4-5855.

150 HOUSES FOR SALE

WESTERN HOMES LTD.
611 YATES STREET

"VIEW PROPERTY" "TERRIFIC BUY"
Owner has been transferred to Vancouver and must sell this beautiful property of just over an acre. High and overlooking valley and surrounding countryside Southern slope with excellent soil. Older home comprising hallway, living room with fireplace, large dining room, spacious cab. kitchen with range included, large dining space, finished rooms upstairs, new circulating oil heater also included. 3-pce bathroom. A lot of hard work has gone into remodelling and redecorating. Half basement. 1958 taxes were $70 less $28. This is one of the best buys you've ever seen so phone me! Must be cash as owner has slashed the price
to only $4750
No offers. Exclusive listing. Roy Smith EV 2-2157.

$1500 DOWN
Balance $8,500 at $85 per mo. Please call George Clark, EV 2-2152; res. EV 2-3453.

"HALF ACRE" "EXCLUSIVE"
Here is a lovely property on Glanford Ave. All landscaped with lawns, flowers, shrubs, hedges, berries and numerous fruit trees. Grounds have had exceptional care; if desired this property could easily be divided into two beautiful quarter-acre lots. There is a smart, 5-rm stucco bungalow comprising lge LR with FP, 2 lge bedrms, hallway, 3-pce bath, kitchen and dining space. Half basement with furnace, separate garage and workshop. Low taxes, high location with good view. This property speaks for itself. Phone me! $7,000 mortgage available.
Asking price $12,600
Roy Smith, EV 2-2157 anytime.

DRIVE BY
880 Royal Oak Ave., a spacious contemporary style home. 6 rooms plus sun deck on the main level. Lower level has mahogany rumpus with plumbing. (Ideal for employee accommodation), also large finished playroom. Large 5¼% mortgage available. Owner would consider trade. Real value
at $23,500
Please call Roy McGillivray, Phone EV 2-2157.

FAIRFIELD BRAND NEW $12,800
Now under construction to be finished in approx 5 weeks, comprising cathedral entrance, in line L and DR, 3-BR, elec kitchen, all HW floors. Auto oil heat. Full basement. Large lot. For appointment to view call Mr. Higgins, EV 2-2157; EV 2-9078.

NHA ON SEWER PAVED ROAD 2 Miles to City Centre
WE CAN BUILD A 3-BEDROOM HOME, FULL BASEMENT, DRIVE-IN GARAGE, CATHEDRAL ENTRANCE FOR THE UNBELIEVABLE FULL PRICE OF $13,550. ABSOLUTELY NO EXTRAS. DOWN PAYMENTS AS LOW AS $1,000. PLANS AVAILABLE FOR YOUR INSPECTION. 3 HOMES NOW UNDER CONSTRUCTION. ONE OF THESE WILL BE READY IN 30 DAYS OR BY CHOOSING YOUR PLAN NOW YOU HAVE A CHOICE OF TREED LOTS FOR FURTHER INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RES. EV 2-6719.

PANORAMIC SEA VIEW GONZALES HILL OAK BAY
1,800 sq ft of gracious living on one floor, comprising of thru hall with wall-to-wall carpets, large family room with fireplace, combination living and dining room with panoramic view 3 bedrooms, modern kitchen, O-O-Matic heat. Landscaped with fish pools, rare shrubs, rock gardens. No upkeep. Legal suite downstairs could rent at $65 or be casual living area. A steal
at $19,995
or near offer. $5,000 down handles. A must see. Call George Clark or Roy McGillivray, EV 2-3453, GR 9-1804.

$750 DOWN BRAND NEW IT'S HOT
See this lovely 3-bedroom rancher with attached carport right now or you will lose out and this is the LAST ONE.
Price $13,650
Mr. Thornber or Mr. Evans, EV 2-2157; eves. GR 9-1858, EV 5-5533.

CITY BROKERAGE
1018 Blanshard EV 4-5022

OPEN HOUSE $750 DOWN 69 Crease Ave. Sat., 2-4.30
Spotless 4-room bung with third bedroom in basement. Wired 220v. Elec. hot-water heater. Piped furnace. Sep garage. Taxes only $106 less $28. An older home in excellent condition. A good buy at only:
$6500
(with low monthly payments.)
In attendance, Mrs. Fulton. EV 4-5022 or EV 3-1953 eves.

SPRING VALUES
$12,500—Attractive five-room, through hall, modern stucco home, full basement, automatic heat, drive-in garage, paved drive on large lot, ½ natural and half in lawn, shrubs, good services and near sea, ideal residential area. Terms. Just move in, top condition.
ALSO
$12,500—Attractive four-and-a-half room, through hall, modern stucco home, full basement with extra finished room. Hot-water heat. Matching stucco garage. Large lot in lawn, driveway, garden and some fruit trees. Distant views, quiet street, ideal home for many years. Terms. A-1 condition. I recommend both of these homes, call F. Marconi, EV 2-8111, EV 4-6625.

CANADA TRUST

DALBY & CO
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241

SAXE POINT ESQUIMALT
Just think, you can move into this MASTER-BUILT 6-room BRAND NEW BUNG right now with only $5,000 down. Well-planned design, oil heat, full bsmt with playroom. Blacktop driveway and THE VIEW OF MOUNTAINS AND SEA IS GLORIOUS. Phone me now, Stan Kennedy, res. EV 4-6894.

2 EXTRA LOTS
Lots for the money here. 2 or 3-bedroom home, dining room and living room, wired cab kitchen, full basement and finished bedroom, nearly 1 acre. Wonderful
buy, full price $10,500
Try your down payment, ring EV 5-6741 or EV 5-8852 for TED KAY of Northwestern Securities of Victoria Ltd.

$700 DOWN, 27 SAN JOSE, LARGE older-type home. Could be rented as three units, oil heaters included. Potential revenue $120 per month. Must be sold. Full price $5,900. Phone EV 5-3435, R. E. Hills, res. EV 3-6918, or Ross Hartnell, EV 2-9672. P. R. Brown & Sons Ltd.

150 HOUSES FOR SALE

BYRON PRICE
1814 QUADRA STREET

$675.00 DOWN Plus LOT $10.50 Per Sq. Ft. AND ALL THESE EXTRAS INCLUDED:
Built-in mahogany china cabinet in dining room.
Extended vanity in bathroom.
Ribbon grain mahogany panelling in living room.
Full-down dining room light fixture.
Glass-lined hot-water tank with 3,000-watt element.
Metal overhead garage door.
Self-edged arborite on cabinets.
Utility room on the main floor.
100-amp wiring.
20-unit electric box.
The greatest buy in a 3-bedroom home. CALL NOW. You can even trade in your present home.

$2750 DOWN
will put you into this brand-new Vickery-built 3-bedroom home. This is a large home with a view and all the latest features. JACK MACKAY, EV 5-3456; res. EV 2-9644

DUPLEX OAK BAY
This valuable property now on the market at a price to sell. Upper suite rents for $75 per month and lower suite now occupied by owner should rent for $100. On a cash to mortgage basis owner says sacrifice at the price
of $14,000
For appointment to view call Sam Paterson EV 5-8592 or Gordon Marshall GR 9-2725 or office EV 5-2458.

ESQUIMALT EXCLUSIVE 3 BEDROOMS $1750 DN $78 TAXES
TO VIEW THIS SPOTLESS HOME THAT OFFERS IMMEDIATE OCCUPANCY CONTACT N. KRIENKE OR M. DUFF, EV 5-2458.

HAVE TO SELL
Lovely 2-bedroom home in Marigold district. Full basement, living room, dining room, utility. $2,500 will handle. $95 monthly—principal, int. and taxes. Call Al Vizard EV 5-2458.

OAK BAY
Good location, close to Willows School. Stucco home has 5 rooms, 2 bedrooms, full basement. Less than 10 years old. Taxes $185.
Asking
price $12,900
Contact Charles Giddy, EV 5-2458, Res. EV 4-1690.

TRIM-CITY
This choice, immaculate, 3-bedrm family bungalow must be seen to be fully appreciated. Attractive living room, dining room and well-planned kitchen with eating area. Full basement, automatic heat and fully insulated. Fully landscaped with distinctive awnings to complete the neat exterior. Ideal city location, close to everything. Taxes $165.
Full price $12,900
Down payment $3,500. Contact Joe Isherwood at EV 5-2458 anytime.

FAMILY—GEM 2 Years—Fairfield
This family home is ideally located, close to everything. Well planned living room and dining room giving ample space to display our utilitarian furniture. Up-to-the-minute kitchen with splendid family breakfast area. Vanity bathroom. 3 bedrooms featuring walk-in closet in master bedroom. Full basement suitable for development, automatic oil heat and fully insulated. Attractive patio and large lanscaped lot. Spotless condition. Must be seen to be fully appreciated.
Full price $16,800
N.H.A. mortgage. Contact JOE ISHERWOOD or PETER ROBERTSON at EV 5-2458 anytime.

F. N. Cabeldu
1212 Broad Street EV 2-7174
(Member Multiple Listing Bureau)

OAK BAY AVENUE DISTRICT
$13,200 3-bedroom stucco bungalow, 5 years old. LR 17x20, fireplace, cabinet kitchen, 4-pce Pembroke bath. Fully lined basement, drive-in garage. Pkg oil heat. Nice lot. See Mr. Bennett, eves. EV 4-6313.

MOUNT TOLMIE
$2,275 down payment. N.H.A. 3-bedroom stucco bungalow on sewer. Oak floors in main rooms and hall. Aluminum windows, 4-pce. Pembroke bath, full cement basement. Oil-O-Matic heat. Electric kitchen. Completely insulated. Drive-in garage, patent garage door. Now ready for occupancy.
Full price $13,750
Mr. Bennett, Eves. EV 3-4313

ESQUIMALT $10,500 TERMS
A NICE OLDER, 6-ROOMED HOME ON QUIET, DEAD-END STREET; SEA VIEW, LOVELY GARDEN, AND CLOSE TO BUS AND SHOPS.
Living room with fireplace, den with fireplace, large bedroom, kitchen wired for automatic washer and plenty of dining space, 2 extra bedrooms upstairs, 3-piece bath with built-in cupboards, full cement basement with drive-in garage, newly-installed oil packaged heat. Ideal for large family or revenue.
Call Mrs. Strodyk, EV 3-7174; res., EV 2-4653

CITY—CLOSE IN
If you are looking for a modern home in a quiet residential street, you will be charmed with this 2-bedroom bungalow located amongst nice homes in a short cul-de-sac one mile east of the city business centre. Large cabinet electric kitchen, basement with automatic oil heat and drive-in garage. Reasonable
terms $11,900
To view, call W. F. Garling, EV 3-7174; res., EV 4-6887

HAYNES
GLEN LAKE RD. — New stucco bungalow in a country setting. Over 800 sq. ft. with two bedrooms, cabinet kitchen, Pembroke bathroom, large living room, utility room with washtub installed. Hardwood floors and first-class construction. Lot 82x240 feet, partially
treed. Price $7350
Please ask for W. Jones, EV 3-8393 evenings. Arthur E. Haynes Ltd., 739 Fort St. EV 3-3823.

$1500 DOWN
Here is the cutest 4-BEDROOM semi-bungalow YOU WILL EVER SEE. Nice entrance hall into lovely living room. BEAUTIFUL KNOTTY PINE KITCHEN and 4 good bedrooms. Nicely stuccoed exterior and matching garage, will give you PRIDE OF OWNERSHIP. Truly outstanding
at only $8950
Call MRS. E. HARVEY at EV 5-6741, Northwestern Securities of Victoria Ltd.

TRULY REMARKABLE SEA AND MOUNTAIN VIEW TREES—SECLUSION
Space to breathe—over an acre, beach, stores, school just a stone's throw. 3 bedrooms—all hardwood floors. Full bsmt. Oil heat. Fully insulated. Clear title. $15,350. Mr. Betts, EV 4-9318, EV 3-2998. C. N. Montague Co.

CUTE 4-ROOM COTTAGE, $4,000. $500 down. No agents. EV 5-2255.

SMALL HOUSE, OIL GARAGE, clear title, cash. Owner, EV 2-7896.

150 HOUSES FOR SALE

BOORMAN'S
TAKE A LOOK AT 3470 CALUMET A 3-BEDROOM NHA HOME
FOR ONLY
$2091.20 Down $89 Mth, Incl Taxes
For Transportation
Phone J. S. Boorman
Office hours, EV 3-7124;
Eves. EV 2-5036

GORGEOUS GORGE In This Corner
Of Saanich, offers this attractive, hot-water-heated, 6-room stucco bungalow. Fighting words cannot describe this immaculate home. LR from a through hall, offers oak floors, open FP and spaciousness. DR, kitchen with tile sink, wired; breakfast nook and separate laundry room. Two nice bedrms. Rumpus room completely finished in basement with open FP. Nice lawns and flower beds complete the arena. A knockout (easy
terms) at $11,500
W. I. Boorman, res. EV 4-0434.

MT. DOUGLAS APPROX. 1 ACRE (EXCLUSIVE)
Situated in a quiet treed location, here is lovely white shake bungalow. You will love the "homey" LR with FP and cute dinette. Bright electric kitchen with breakfast area. Arborite counters, two BRs, one twin-size, 4-pc bthrm. Full cement basement. Oil-O-Matic heating. Separate garage. Black-topped drive to garage. Cement patios, conservatory.
Price $12,500
With terms.
R. F. Harris, res. GR 7-2998.

WATERFRONT 4 BEDROOMS 1½ ACRES
A spacious family home, with a panoramic SEA VIEW, in the Gordon Head area. Family living and dining rooms, 4 bedrooms. Basement with automatic heating and garage. Attractive semi-secluded grounds in lawn, garden and a variety of fruit trees. Start your own flowers in the GREENHOUSE and park the extra car in the separate garage. Reasonable terms on
full price of $18,900
T. Smith, res EV 4-7325

UPLANDS SEA VIEW 3 BEDROOMS 5½% MTGE
Delightful 6-rm bungalow of split-level design, with finished rumpus and laundry rm in bsmt. A few of the many features include premium location, lge landscaped lot, patio, spacious LR with wide, attractive FP on mahogany panelled wall, 4-pce vanity bath, brick planter, carport, concrete drive. Payments $71 per mo plus taxes. Hurry on this one.
Full price $21,500
For appts to view phone
G. Haney, EV 2-2386
A. Mutch, EV 3-4544

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7126

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

OUTSTANDING BUY
This duplex is one of the best we have seen at this price. Older property in excellent shape throughout. 3-rm suite upstairs with 3-pce bath with separate entrance. Comfortable 3-rm suite downstairs for owner with 4-pc Pembroke bath and modern cab kit. FC basement with auto coal stoker; separate garage; 1 rm in basement.
Full price $10,500
Call me to discuss terms.
Mr. Davies, EV 2-5104 anytime.

$500 DOWN
5-room house rewired and in very good condition on lge high lot with garden and fruit trees. Burnside
area. $6000
For quick sale
Mrs. McKeage, EV 2-5104 anytime.

IMMACULATE
A beautifully decorated and immaculate 2-bedrm home, with nice LR, lge kit, full basement with dr-in garage. Well kept garden with small greenhouse. Roof gutters and exterior fittings in good order. Near bus, stores and school. Full price $10,900
with terms
P. G. Jackson, EV 2-5104 anytime.

UNIVERSITY
Drive by 3025 Dean Rd and see this extremely pleasant 2-bedrm home in this highly desirable area. Just 15 years old and in first-class shape. 1,200 sq. ft. area, lge LR with FP., family-size DR, lge tiled cab kit with dining area. FC basement, beautiful landscaped lot with small greenhouse. This home is well built and appointed. Full price $14,800
Give me a call to discuss terms.
Bill Felton, EV 2-5104 anytime.

JUBILEE
This older house of 7 rooms would make a dandy revenue in this excellent area or a good family home. It is in FIRST-CLASS repair with a Duroid roof and FC basement. Give me a call to discuss terms.
Full price $8250
Mrs. Lachlan, EV 2-5104 anytime.

HOUSE WITH
CHARACTER
This home with natural wood finish is not only built — it's BUILT-IN!
Built-in fireplace screen.
Built-in electric clocks.
Built-in sliding screens.
Built-in cabinet radio.
If you have a yearning for the unusual, see this with
MRS. BACON. Price $10,900
Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

$750 DOWN
Nice 2-bedrm bungalow with exceptional yard is being offered for fast sale on easy terms. Phone Mrs. S. Nixon at EV 5-6741 and